



THE
A-TEAM

**RE/MAX
FIRST**

17 ASTER Place, Airdrie T4B 0P9

MLS®#: **A2175663**

Area: **Airdrie Meadows**

Listing Date: **10/26/24**

List Price: **\$539,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1977**

Lot Information

Lot Sz Ar: **4,944 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,046**
Low Sqft:
Ttl Sqft: **1,046**

DOM

25
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Level,Rectangular Lot**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Faces Rear,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	11`6" x 12`2"	Dining Room	Main	13`6" x 14`2"
Kitchen	Main	10`1" x 15`10"	Living Room	Main	11`6" x 14`4"
Bedroom - Primary	Main	11`5" x 11`11"	3pc Bathroom	Basement	
Bedroom	Basement	10`7" x 12`2"	Kitchen	Basement	10`9" x 10`4"
Office	Basement	3`7" x 3`3"	Game Room	Basement	21`7" x 13`10"
Storage	Basement	7`4" x 12`2"			

Title: **Fee Simple**
Legal Desc: **7710734**

Zoning: **R1**

Remarks

Pub Rmks: **Great opportunity for investor or enjoy the benefit of live up, rent down. Fantastic home with great illegal basement suite. This amazing property offers an ideal location, quiet cul de sac, close to all amenities and downtown Airdrie, making it a lucrative investment opportunity or perfect for young family. situated on a massive flat lot with large garage. Well maintained and pride of ownership shows throughout. Brand new vinyl flooring, updated Kitchen, bright and spacious living area. The primary suite features a convenient 3-piece ensuite and laundry. An additional 4- piece main bathroom plus the basement with full bathroom, 1 bedroom and additional laundry room.**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







